



APS NEWSLETTER | APRIL 2025



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES



MISSOURI
STATE PARKS

PRESERVATION

The latest news from Missouri SHPO's
Architectural Preservation Services Team

Matters



Registration now open for May 1 Historic Preservation Symposium

The 2nd annual Historic Preservation Symposium is fast approaching! The day-long event happening in Jefferson City is cosponsored by the City of Jefferson, which is a Certified Local Government; Missouri Preservation, our statewide preservation advocacy organization; and SHPO. The symposium's theme will be “Historic Preservation as a Tool for Economic Development.” More details of what to expect at this event aimed at preservationists, real estate developers, local governments, preservation consultants, and anyone else interested in historic preservation follow.

The symposium will feature more than a dozen speakers from government, nonprofit and the private sectors, with talks organized in four sessions – two morning sessions and two after lunch. Speakers will include:

- **Steven Stogel**, St. Louis real estate developer.
- **Sean McKessy**, Historic Tax Credit specialist at the accounting firm Rubin Brown.
- **Deb Sheals**, preservation consultant with Building Preservation LLC.
- **Riley Price**, executive director of the nonprofit Missouri Preservation.
- **Rachel Senzee**, Historic Preservation Commission, City of Jefferson.
- **Ben White**, Missouri Main Street Coalition.
- **Sara Darknell Ni**, MoDNR Brownfields Program.
- Staff from the State Historic Preservation Office and the Department of Economic Development.

Keynote Panel:

Our keynote panel, starting at 3:30 p.m., will feature **Steven Stogel**, who is a real estate developer based in St. Louis. He has redeveloped over 80 historic properties both large and small, and has consulted on another dozen. Some of his most prominent projects include the Quality Hill redevelopment in Kansas City in 1985 and the redevelopment of the Old Post Office in St. Louis in 2006. As part of his presentation on “Funding Your Preservation Project,” Stogel will be joined by **Sean McKessy**, a tax credit specialist at Rubin Brown, and a representative from the National Trust’s Community Investment Corporation. Together they will explain putting together a capital stack using two different funding models; the Four Quadrants of the Development Equation (Sources, Uses, Income and Expenses); the ever-present GAP; construction debt lenders, bridge lenders, and equity investors; and tax credit syndicators.



Left to Right: Steven Stogel, Deb Sheals, and Riley Price



Left to Right: Ben White, Sarah Darknell Ni, and Rachel Senzee

Session three, starting at 1:45 p.m., will have two tracks: a **Historic Tax Credit Track** for property owners/developers, and a **Community Track** for city staffers or nonprofit leaders.

HTC Track:

The HTC Track will feature **Deb Sheals**, an architectural historian and preservation consultant with 30 years of experience in historic preservation, including Historic Tax Credits, Historic Structure Reports and the National Register of Historic Places. She has been involved with over 200 historic tax credit projects in six states. For the symposium she will discuss the revitalization of Columbia, Missouri, through historic preservation over the past two decades.

The HTC Track will also feature the **Missouri Department of Economic Development** staff talking about what other state tax incentives can be combined with historic tax credits as part of your historic preservation project, including the Low Income Housing Tax Credit (LIHTC).

Community Track:

The Community Track will feature **Ben White**, a senior program specialist with Missouri Main Street Connection. The statewide nonprofit organization works to support Missouri cities by making the “Main Street Approach” available to any community in Missouri, with the goal of educating and empowering communities to lead the revitalization of their downtowns and neighborhood commercial districts.

The Community Track will also feature **Sarah Darknell Ni** from MoDNR talking about the Brownfields program. The Brownfields Program Assistance Services is another tool for redeveloping potentially contaminated commercial or industrial sites. Brownfields assessment is a process to determine if a parcel of real property has Recognized Environmental Conditions (RECs), i.e., the presence or likely presence of any hazardous substances (like asbestos or petroleum products) on a property. This is a no-cost environmental assessment of your property. Such reports are often required in order to get bank loans.

SHPO team members will also talk about preservation grants and Certified Local Governments, and how they can be used to promote economic development through historic preservation.

Registration:

Space is limited, and advance registration is required. Online registration is open through April 15, and the registration fee of \$25 includes lunch catered by Argyle Catering. Register at https://icampmo1.usedirect.com/MSPWeb/Activities/Details.aspx?session_id=177255

AIA Continuing Education credits will be available for a small fee, payable on-site, through Missouri Preservation.

SHPO at the Missouri Conference on History

The Missouri Conference on History, sponsored by the State Historical Society of Missouri (SHSMO), took place March 12-14 in Blue Springs, Missouri. SHPO team members Andrew Dial, Aaron Schmidt, April Scott and Ethan Starr all presented as part of conference panels. Andrew Dial, Charles Horton, Dawn Scott and Elizabeth Hornbeck provided information about the services offered by SHPO at a booth in the exhibitors’ hall.

In addition to many interesting talks about Missouri history, conference sponsors organized a reception at the Harry S Truman Presidential Library and Museum in

nearby Independence, Missouri. One major highlight of the museum is the Thomas Hart Benton mural shown below.

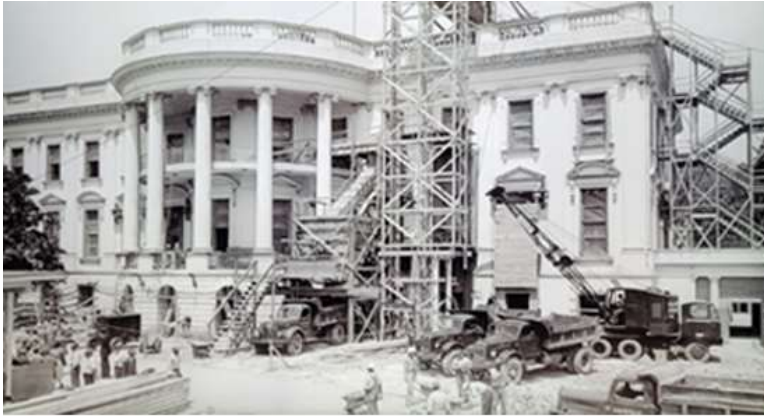


Left: Andrew Dial speaks to a conference attendee, and SHPO Hippo Hannah Sr. photobombs the picture!

Right: Thomas Hart Benton's mural entitled "Independence and the Opening of the West," painted in 1959-1960, is a spectacular highlight of the Truman Presidential Library and Museum.

Did you know that President Truman was a preservationist long before President Lyndon Johnson signed the National Historic Preservation Act? One exhibit in the museum explores the major rehabilitation of the White House that began in 1948 after presidential daughter Margaret Truman's sitting room floor caved in under the weight of her piano. Structural engineers found that the entire second floor was caving in, interior walls were overloaded, and the plumbing and wiring were unsound.

Work crews removed the entire interior structure except for the third floor, which had been constructed of concrete and steel in 1927. At the same time they salvaged wood trim, doors and hardware to help preserve historic materials that gave the building its character. They poured 126 new concrete underpinnings, poured a new foundation and erected a new steel skeleton to support the interior spaces and to spare the original exterior walls from bearing the weight of the building. They created two new sub-basement levels and even built a bomb shelter.



Left: The White House during rehabilitation ca. 1949-50.



Right: President Truman (center) on the White House lawn with the Commission on the Renovation of the Executive Mansion, 1949. The Truman Balcony is visible.

One of the most controversial features, though, was the addition of a second-floor balcony to the South Portico of the White House, which occurred in 1947, the year before the rehabilitation work began. Many members of the public and Washington's Fine Arts Commission objected to altering an iconic design, but widespread praise for the final outcome vindicated the addition of the Truman Balcony.

2025 National Historic Preservation Advocacy Week

The first week of March saw hundreds of preservation professionals in delegations from every state flock to Washington, D.C., to meet with lawmakers and to educate them about the vital importance of historic preservation. Their advocacy focused on four priorities:

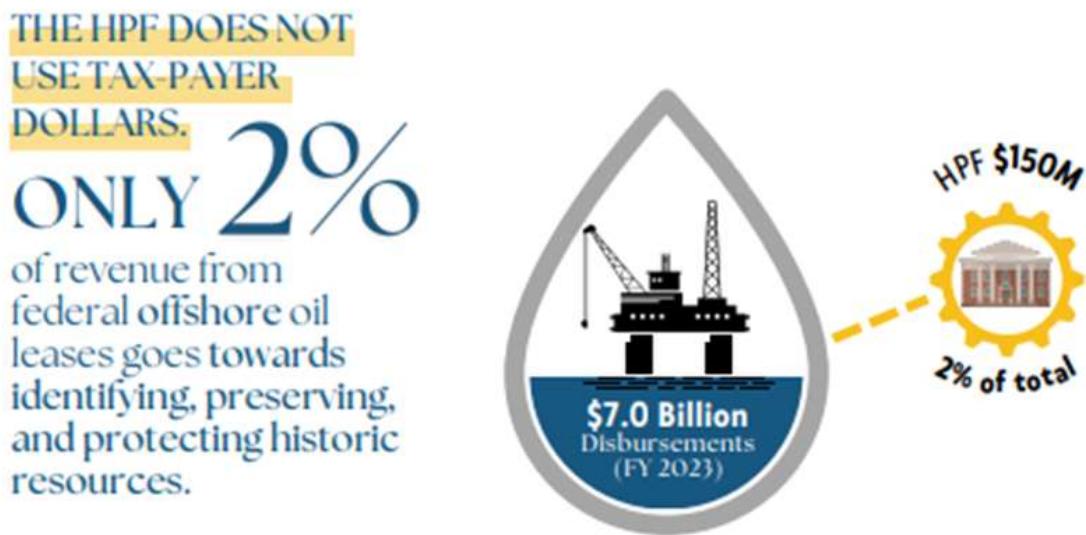
The Historic Preservation Fund

The Historic Preservation Fund provides critical funding to 59 State and 228 Tribal Historic Preservation Offices, Certified Local Governments and grant programs that protect, preserve and celebrate our heritage. During Advocacy Week, participants lobbied Congress to support all these programs that are funded by the HPF:

- State Historic Preservation Offices.
- Save America's Treasures Program.
- Tribal Historic Preservation Offices.
- African American Civil Rights Grants.
- Paul Bruhn Historic Revitalization Grants.
- Historically Black Colleges and Universities Grants.

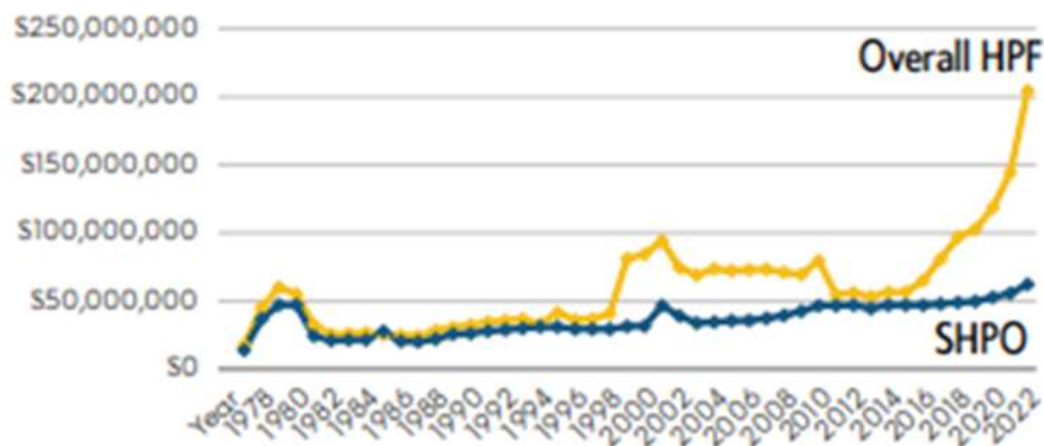
- Semiquincentennial Celebration Grants.
- History of Equal Rights Grants.
- Underrepresented Community Grants.

The HPF does not use tax-payer dollars; it is funded by revenue from offshore oil leases. The HPF was established in 1976 as a means of funding states and Tribes to fulfill their federally mandated obligations to protect and preserve historic and archeological sites of importance in the U.S. During Advocacy Week, advocates lobbied legislators to reauthorize the program at \$250 million annually.



State Historic Preservation Offices

SHPOs carry out both federally delegated and state preservation programs that identify, revitalize and protect historic properties. This partnership with the federal government empowers SHPOs to locate and document America's historic places, make nominations to the National Register of Historic Places, provide technical assistance on historic tax credit projects, review impacts of federal projects, collaborate with local governments and participate in preservation education and planning.



These efforts help to revitalize communities, encourage heritage tourism, increase economic development and bring state and local input into the federal decision-making process. Yet, increases in SHPO apportionments have not kept pace with the overall increase in the HPF, as seen in the chart above.

Historic Tax Credits

The HTC is the most significant financial investment the federal government makes toward the rehabilitation and reuse of our nation's historic buildings. To date, the credit has preserved more than 50,000 properties in every state, leveraging more than \$235 billion in private investment. The federal HTC is a model credit that has led 39 states to create similar tax incentive programs. Yet, HTCs have lost 25% of their investment value over the last 10 years, and preservation advocates have lobbied to support provisions in the emerging tax bill to make the federal HTC more valuable and easier to use. This includes returning the HTC to a one-year credit, eliminating the basis adjustment, expanding eligibility for the credit and enhancing the credit for smaller projects.

Tribal Historic Preservation Officers

THPOs are tribal government officials who protect culturally important places that perpetuate native identity, resilience and cultural endurance. THPOs assume the duties of State Historic Preservation Officers on tribal land, grounded in sovereignty, traditional knowledge and cultural values. THPOs complete required reviews for tribal projects as well as national energy and infrastructure development. The number of THPOs increases each year: in 1996 there were 12 THPOs; in 2024, there were 221 THPOs who received an average of \$104,000 each. In order for the average apportionment per THPO to increase, the HPF tribal appropriation must keep pace.

Source: <https://ncshpo.org/2024/12/04/2024-national-historic-preservation-advocacy-week-copy/>

Advocacy Week is organized jointly by the country's leading preservation organizations: Preservation Action, the National Conference of State Historic Preservation Officers, the National Alliance of Preservation Commissions, the American Cultural Resources Association, the National Trust for Historic Preservation, the National Trust Community Investment Corporation, the Historic Tax Credit Coalition and the National Association of Tribal Historic Preservation Officers.

NPS announces training webinar on building codes

The National Park Service will host a TRAINING WEBINAR on building codes and historic buildings for property owners, architects, developers, consultants, local landmark commissions and the general public. NPS is offering the same webinar on two different dates for increased attendance opportunity. Registration is free and open to the public – please select one of the dates and use the registration links listed below:

Register for the **May 2, 2025**, webinar:

https://doitalent.zoomgov.com/webinar/register/WN_wSyhM7ptSH-l88wVXavplQ

Register for the **May 21, 2025**, webinar:

https://doitalent.zoomgov.com/webinar/register/WN_G1ulmevbT2O6VVwtez_MAg

The training will focus on Preservation Brief 51: Building Codes for Historic and Existing Buildings: Planning and Maximizing Their Application. This preservation brief was issued in June 2024, and may be accessed at the NPS website, <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

This webinar will highlight alternative compliance methods available under model building codes for historic and existing buildings that can provide more flexible and less costly alternatives to meet state and local code requirements.

Preservation Brief 51 discusses how to meet the goals of building codes while preserving or minimizing alterations to the character-defining features, spaces, materials and finishes of historic buildings. It also provides guidance for selecting the optimal code compliance method and suggests best practices for achieving code-compliant solutions that also allow for the preservation of a building's historic character.

Marilyn E. Kaplan, architect, FAPT, author of the Brief, and Antonio Aguilar, Technical Preservation Services, will present the webinar.

NPS announces in-person advanced training for frequent users of the Federal HTC Program, June 2025, in Washington, D.C.

The Technical Preservation Services (TPS) unit of NPS will hold an IN-PERSON ADVANCED TRAINING on the Secretary of the Interior's Standards for Rehabilitation on Tuesday, June 10-11, 2025, in Washington, DC.

This training is for consultants, architects, developers and other frequent users of the Federal Historic Preservation Tax Incentives Program and is advanced training for those already knowledgeable about the tax incentives program requirements and the Standards for Rehabilitation. The training will be repeated virtually and later made available as an on-demand recording for those unable to attend. Separate training is also being planned for those new to the tax incentives program and using the Standards.

This training will focus on the interpretation and application of the Standards, particularly how they are to be applied in a reasonable manner taking into account economic and technical feasibility and the cumulative effect of the work in an overall project. The training will also focus on applying the Standards to common property types and projects.

The 1-1/2-day training will be held in downtown Washington, DC, tentatively 8:30 a.m. to 5 p.m. on June 10, with an optional meet-and-greet to follow, followed by a half-day training on June 11 to conclude between 11:30 a.m. and noon. Registration will open an hour before the training start time. Advanced registration will be required to attend. More information will follow in early spring. Attendees will be responsible for making their own hotel reservation arrangements.

This training complements the frequent program-user training that NPS held in September 2023 focusing on how the NPS and SHPOs review Historic Preservation Certification Applications as part of the tax incentives program. That training was intended to aid program-users in the preparation of complete applications and in avoiding problematic treatment issues that can hold up review of projects. The 2023 training was repeated virtually last year and will be available in an on-demand, recorded version in the coming months.

This story is reprinted from the March 2025 APS Newsletter.

DID YOU KNOW?

In honor of Jefferson City cohosting the May 1 Historic Preservation Symposium, our banner photograph this month shows a Jefferson City landmark – East End Drugs, constructed sometime between 1892 and 1898. It is located at the corner of East High Street and Lafayette Street, just a few blocks from downtown Jefferson City. The two-story brick building is an example of the two-part commercial block typical of buildings constructed for commercial use on the first floor and residential use on the second floor. Its period of significance is 1904 (when it began use as a drugstore) to ca. 1950. The lower level of the front façade was modernized in the early 1950s with moss green Vitrolite and satin finished aluminum. A one-story brick addition was constructed at the rear of the building at about the same time. This Vitrolite glass façade has since acquired historic significance in its own right. Forrest “Red” Whaley began operating the business in 1943. In 2023 Whaley’s East End Drugs closed its doors after 80 years serving the Jefferson City community.



For more information about the history of the building, the history of the pharmacy industry in America and the development of soda fountains – and even the history of soda pop! – read the NR nomination for this building at <https://mostateparks.com/sites/mostateparks/files/East%20End%20Drugs.pdf>.



On the SHPO Calendar



Preservation Symposium, Jefferson City

Mark your calendars for the second annual Missouri Preservation Symposium, cohosted this year by the City of Jefferson, Missouri Preservation, and SHPO. The theme will be “Historic Preservation as a Tool for Economic Development,” and will run from 9 a.m. to 5 p.m. The event will take place at the Lewis & Clark State Office Building, 1101 Riverside Drive, in Jefferson City. Attendees will be able to register online until April 15; **advance registration is required.** The registration fee is \$25, and includes a catered lunch.



OR



NPS webinar on building codes

The National Park Service will host a webinar on building codes and historic buildings for property owners, architects, developers, consultants, local landmark commissions and the general public. The training will focus on *Preservation Brief 51: Building Codes for Historic and Existing Buildings: Planning and Maximizing Their Application*. This preservation brief was issued in June 2024, and may be accessed at the NPS website, <https://www.nps.gov/orgs/1739/preservation-briefs.htm>. **THE SAME WEBINAR IS BEING OFFERED ON TWO DIFFERENT DATES.**

Lunchtime Preservation Workshop hosted by downtown Fayette

On May 13, beginning at 11:30 a.m., SHPO staff will present a two-hour preservation workshop in downtown Fayette focusing on Historic Tax Credits. All regional CLGs are invited to attend. The workshop will be held at the Tricky Fish Community Center, 114 S. Main St., in Fayette. For more information contact Barbie Oeth at 660-672-9221 or at Director@DowntownFayette.org



Training for frequent HTC program users, Washington, D.C.

The National Park Service's Technical Preservation Services unit will offer an advanced training program on the SOI Standards. This training complements the training for frequent program users that NPS held in September 2023. Advanced registration will be required to attend.

The goal of *Preservation Matters* – The latest news from Missouri SHPO's Architectural Preservation Services Team is to increase communication and transparency between SHPO's historic tax credit reviewers, the users of the program, and any other stakeholders or members of the public.

Comments? Questions? Suggestions? Please let us know! If there's anything you'd like to see covered, or any questions that we can explain, we will be happy to include those in a future issue of *Preservation Matters*.

To be added to or removed from the Architectural Preservation Services mailing list for this newsletter and other announcements, please send an email to Elizabeth.Hornbeck@dnr.mo.gov.

State Historic Preservation Office

[Division of State Parks](#)
[Department of Natural Resources](#)



Architectural Preservation Services
573-751-7860
<https://mostateparks.com/historic-preservation-tax-credits>